

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
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AGENDA

April 12, 2021

6:00 P.M.

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA **

Call to Order

Pledge of Allegiance

Introduction of Staff Members

Approval of Agenda

Approval of Minutes for February 1, 2021

Approval of Finding of Facts for February 1, 2021

Approval of Minutes for February 15, 2021

Approval of Finding of Facts for February 15, 2021

Old Business

Case No. 12390 – Mary Lou Dickson (Noelle Rose Calzone) seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the east side of John J. Williams Hwy. (Rt. 24) approximately 0.22 miles south of Angola Rd. 911 Address: 22467 John J. Williams Hwy., Lewes. Zoning District: AR-1. Tax Parcel: 234-11.00-56.01

Public Hearings

Case No. 12525 – East-Side Developers Group Inc. seek a special use exception to place an off-premise sign and an electronic message center off-premise sign. (Sections 115-80, 115-81, 115-159.5, 115-161.1 & 115-210 of the Sussex County Zoning Code). The property is located on the east side of DuPont Boulevard (Rt. 113) approximately 579 feet south of Frankford Avenue. 911 Address: 34425 DuPont Boulevard, Frankford. Zoning District: C-1. Tax Parcel: 433-11.00-21.01



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Case No. 12536 – Gary M. Desch & Judd M. Elkins seeks a variance from the side yard setback requirements for an existing structure (Sections 115-42, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of Gracie Lane within the Beachwoods I Subdivision. 911 Address: 33132 Gracie Lane, Lewes. Zoning District: GR. Tax Parcel: 334-11.00-104.11

Case No. 12537 – Alieca Mollock seeks a special use exception to operate a day care center (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Jamore Drive within the Beaver Dam Heights Subdivision. 911 Address: 24188 Jamore Drive, Seaford. Zoning District: AR-1. Tax Parcel: 331-6.00-194.00

Case No. 12538 – Marc Forman seeks variances from the side yard setback requirements for proposed structures (Sections 115-25, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Reynolds Road approximately 807 ft. northwest of Zion Church Road. 911 Address: 12921 Reynolds Road, Milton. Zoning District: AR-1. Tax Parcel: 235-8.00-18.00

Case No. 12539 – Russell & Iris Hobbs seek variances from the front yard setback requirements for existing and proposed structures (Sections 115-34 and 115-182 of the Sussex County Zoning Code). The property is located on the east side of Keenwick Road within the Keenwick Subdivision. 911 Address: 38153 Keenwick Road, Selbyville. Zoning District: MR. Tax Parcel: 533-20.09-75.00

Case No. 12518 – Furniture & More seeks a special use exception to place a tent for special events (Sections 115-80 and 115-210 of the Sussex County Zoning Code). The property is located on the northeast side of Coastal Highway (Rt. 1) at the intersection of Munchy Branch Road. 911 Address: 19287 Coastal Highway, Rehoboth Beach. Zoning District: C-1. Tax Parcel: 334-13.00-325.04

Case No. 12540 – Rebecca Wright seeks a variance from maximum fence height requirement for an existing fence. (Sections 115-34, 115-182 and 115-185 of the Sussex County Zoning Code). The property is located at the intersection of Coastal Highway (Rt. 1) and Dodd Avenue within the Ann Acres Subdivision. 911 Address: 20994 Dodd Avenue, Rehoboth Beach. Zoning District: MR. Tax Parcel: 334-20.13-92.00

Case No. 12550 – Timothy Ramey Construction, Inc. seeks a variance from the side yard setback requirements for an existing structure (Sections 115-25 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of East Trap Pond Road approximately 352 ft. south of Phillips Hill Road. 911 Address: 31205 East Trap Pond Road, Laurel. Zoning District: AR-1. Tax Parcel: 232-20.00-20.25

Additional Business



**Board of Adjustment meetings can be monitored on the internet at
www.sussexcountydela.gov.**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 5, 2021 at 4:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting. Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

**** The Sussex County Board of Adjustment is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.**

The public is encouraged to view the meeting on-line. Any person attending in person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited, and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountydela.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via phone, please dial:

Conference Number: 1 302 394 5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

The Board of Adjustment meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountydela.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountydela.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, April 8, 2021

